

**MESA VILLAGE HOMEOWNERS ASSOCIATION
MINUTES OF THE GENERAL MEETING FOR THE
BOARD OF DIRECTORS
January 21, 2025**

Jim Webster called the General Meeting of the Board of Directors for the Mesa Village Homeowners Association to order on Tuesday, January 21, 2024, at 7:00 PM in the recreation hall located at 10540 Caminito Baywood, San Diego, CA.

Directors Present:

Jim Webster – President	Andy Pappas – Member
Randy Castellano – Vice President	Melody Ordway – Member
Lou Fink – Secretary	Karin Summerford – Member
Joe Bulfer – Treasurer	

**Also Present: Ed Woods – Property Manager
 Betty Medina – Assistant**

APPROVAL OF MINUTES

A motion was made, seconded, and carried to approve the December general minutes.

OPEN TIME

A homeowner addressed the problem with the ditch that is clogged with leaves next to the fence that separates the property from the schools.

A homeowner asked about his windows that were installed without approval on the design he installed.

TREASURER’S REPORT

Joe Bulfer reported that the Association’s financials are doing well.

A motion was made, seconded and carried to approve the following:

- **Approve Transfer of \$18,914.00 from operational to reserve account**
- **Approve Check to Republic Services for \$14,562.44 from operation account**
- **Approve Multiple Checks to Top Line Electric or Evolution Electric not to exceed a total of \$165,000 for main panel replacements in Ct. 7, 8, 9, 10, 11, 12, 13, 14, 15,17,18,19,20,21,22 and 23 from the reserve account.**
- **Approve Check to City Treasurer for \$44,000.00 from operation account**
- **Approve electronic transfer for \$11,053 to IRS Federal Tax**
- **Approve electronic transfer for \$12,000 to IRS Federal Tax**

***The Board practices oversight of significant financial and operational matters.**

LIENS

After discussion, a motion was made, seconded and carried to approve lien on unit 448-318-390-03-06.

MANAGER'S REPORT

Ed updated the Board and residents on the progress of the siding, maintenance, and other projects.

Ed gave an update on completed Zinsco panel inside the unit. Since the mailing on August 22, 2024 Mesa Village is (95% Zinsco Free in the units). (95% of the west side is complete with 10 out of 204 units remaining). (97% of the east side is complete with 10 out of 334)

The HOA has completed the main panel installations in court 3,4,5,6 and 7.

RENTAL RULES AND REGULATIONS

After discussion, a motion was made, seconded and approved to mail the Rental Rules to the members for 30 day review.

ARCHITECTURAL REQUEST

The following architectural requests were considered on 01/21/2025. They were approved/disapproved as noted.

**1 00044-18 10561 WESTONHILL DR. Architectural - Security Camera Front Fascia
Referred To Board on Tuesday Jan 21, 2025**

Approved Tuesday Jan 21, 2025

**2 00254-24 10545 CAMINITO BAYWOOD Architectural - EV Charger
Referred To Board on Tuesday Jan 21, 2025
Pre-Approved on Tuesday Jul 09, 2024
Tabled Tuesday Jan 21, 2025**

ITEMS DISCUSSED DURING THE EXECUTIVE SESSION

- Approval of the minutes from the prior executive session
- Delinquencies
- Discipline hearings

ADJOURNMENT

There being no further business to come before the Board at this time, a motion was made, seconded, and unanimously carried to adjourn the meeting. The meeting was adjourned at 7:47 PM.

Approved By: Low Fink **Date:** 1/21/2025